

Application Number: 16/02937/OUT

Outline planning application for the erection of up to 141 dwellings (Use Class C3) with associated access, earthworks and other ancillary and enabling works. All other matters (appearance, landscaping, layout and scale) reserved

AT Hanslope Site, Long Street Road, Hanslope

FOR Mr & Mrs John Wakefield Adams

Target: 19th January 2017 (Extension of Time Limit: 14th April 2017)

Ward: Newport Pagnell North And
Hanslope

Parish: Hanslope Parish Council

Report Author/Case Officer: Adam Smith Senior Planning Officer

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1.0 INTRODUCTION

(A brief explanation of what the application is about)

1.1 The main body of the report set out below draws together the core issues in relation to the application including policy and other key material considerations. This is supplemented by an appendix which brings together planning history, additional matters and summaries of consultees' responses and public representations. Full details of the application, including plans, supplementary documents, consultee responses and public representations are available on the Council's Public access system www.milton-keynes.gov.uk/publicaccess. All matters have been taken into account in writing this report and recommendation.

1.2 This application is referred to the Development Control Committee for determination due to the number of objection letters that have been received.

1.3 The Site

The application site is located on the western edge of Hanslope to the south west of Long Street Road / Hartwell Road and falls outside the settlement boundary of Hanslope. It has an area of 7.3 hectares and comprises part of an arable field bounded by mature established native hedgerows on its north western, north eastern and south eastern side boundaries. The south western boundary of the site is presently open to the remainder of the field. The site slopes down in levels from the south east to the north west and contains five public footpaths.

1.4 The site is neighboured by residential properties served off Williams Close to the south eastern side and fronting Long Street Road / Hartwell Road to the north eastern side. There is an extant permission for twelve residential dwellings served by two vehicular accesses opposite the site on Long street Road under application references 14/02817/OUT and 16/02871/REM. To the north west side, the site is neighboured by the Grade II listed Hales Folly Farm.

1.5 The Hanslope village Conservation Area is located approximately 360m to the south east of the site.

1.6 **The Proposal**

The application seeks outline permission for the erection of up to 141 dwellings (Use Class C3) with associated access, earthworks and other ancillary and enabling works. All other matters (appearance, landscaping, layout and scale) are reserved.

1.7 An indicative layout is submitted with this application and this details the proposed access arrangements and also provides an illustrative layout.

1.8 In terms of access arrangements, the site would be served by a single vehicular access located to the eastern front corner of the site and served off Long Street Road. It would have a width of 5.5m and bell mouth radii of 9m. The access is shown to be flanked by two footways to provide a link to a new pedestrian crossing for Long Street Road to the north and to Hanslope village centre to the south.

1.9 The illustrative layout accompanying this outline application shows the main access road cutting diagonally through the site on a roughly east-west line with a looped estate road layout to the north and a grid of cul-de-sacs to the south. There is also a landscaped buffer strip including a play area and balancing ponds wrapping around the north east boundary with Long Street Road and the north west boundary with Hales Folly Farm.

1.10 However, the application seeks outline planning permission for the principle of up to 141 dwellings and the details of the access to the site only, and therefore the indicative scheme is for illustrative purposes only with respect to appearance, landscaping, layout and scale.

2.0 RELEVANT POLICIES

(The most important policy considerations relating to this application)

2.1 National Policy

National Planning Policy Framework (2012)

Paragraphs 6,7,8 and 14 - Presumption in Favour of Sustainable Development

Paragraphs 11-16: Presumption in favour of sustainable development

Paragraph 17: Core Planning Principles

Section 1: Building a Strong Competitive Economy

Section 4: Promoting Sustainable Transport

Section 6: Housing

Section 7: Design

Section 8: Promoting Healthy Communities

Section 10: Meeting the Challenge of Climate Change & Flooding

Section 11: Conserving and Enhancing the Natural Environment

Paragraph 173: Ensuring Viability and Deliverability

Paragraphs 187 & 187: Positive Approach to Decision Taking

Paragraphs 196 & 197: Determining Applications

Paragraphs 203-206: Conditions and Obligations

2.2 The Planning (Listed Buildings and Conservation Areas) Act 1990: Section 66 and 72.

2.3 In addition, the National Planning Practice Guidance is a material consideration.

2.4 Local Policy

Milton Keynes Core Strategy (Adopted 2013) – Policies:

CSA: Presumption in Favour of Sustainable Development

CS1: Milton Keynes Development Strategy

CS9: Strategy for the Rural Area

CS10: Housing

CS11: A Well Connected Milton Keynes

CS12: Developing Successful Neighbourhoods

CS13: Ensuring High Quality, Well Designed Places

CS14: Community Energy Networks

CS17: Improving Access to Local Services

CS18: Healthier and Safer Communities

CS19: The Historic and Natural Environment

CS21: Delivering Infrastructure

2.5 Milton Keynes Local Plan 2001-2011 (Adopted 2005) – Saved Policies:

S10: Open Countryside

D1: Impact of Development Proposals on Locality

D2A: Urban Design Aspects of New Development
D2: Design of Buildings
D4: Sustainable Construction
HE5: Development Affecting the Setting of a Listed Building
HE6: Conservation Areas
NE2: Protected Species
NE3: Biodiversity & Geological Enhancement
T1-T5, T9, T10, T11 and T15: Transport
H3-H5: Affordable Housing
H8: Housing Density
H9: Housing Mix
L3: Standards of Provision (Open Space)
P04: Percent for Art

2.6 Supplementary Planning Guidance/Documents

New Residential Development Design Guide (April 2012)
Parking Standards (January 2016)
Sustainable Construction (April 2007)
Affordable Housing SPD (March 2013)
Social Infrastructure Planning Obligations (September 2005)
Planning Obligations for Education Facilities (December 2005)
Planning Obligations for Leisure, Recreation and Sports Facilities (2005)

2.7 Neighbourhood Plan

In November 2015, Hanslope Parish Council applied to Milton Keynes Council, in accordance with the Neighbourhood Planning (General) Regulations 2012, to designate a Hanslope Neighbourhood Plan Area and this designation was approved by Milton Keynes Council on 9th December 2015. To date, however, the Parish Council has not progressed a Neighbourhood Plan to a stage that it could be attributed any weight.

2.8 Additional Documents

Hanslope Parish Plan 2009 (This document has not been formally adopted by Milton Keynes Council and does not constitute a Neighbourhood Plan).

3.0 **MAIN ISSUES**

(The issues which have the greatest bearing on the decision)

3.1 The main issues for the consideration of this application comprise as follows:

- Principle of development
- Landscape, visual and countryside impact
- Best and most versatile agricultural land
- Design, layout and density
- Landscaping, open space and trees
- Listed buildings and conservation areas
- Archaeology
- Residential amenity
- Land contamination

- Parking, highway safety and rights of way
- Flood risk and drainage
- Ecology
- Sustainable construction
- Planning obligations and affordable housing
- Cumulative impact

4.0 RECOMMENDATION

(The decision that officers recommend to the Committee)

- 4.1 It is recommended that planning permission be refused for the reasons set out in Section 6.0 of this report.

5.0 CONSIDERATIONS

(An explanation of the main issues that have led to the officer Recommendation)

5.1 Principle of development

Saved Policy S10 of the Milton Keynes Local Plan (2005) states that planning permission will only be granted for development in the open countryside where it is essential for agriculture, forestry, countryside recreation and other development which is wholly appropriate to a rural area and cannot be located within a settlement. In addition, Core Strategy Policies CS1 and CS9 seek to focus development in the rural area within the development boundaries of the main and most sustainable towns or key settlements.

- 5.2 The site lies outside the development limits of Hanslope, as shown on the saved Milton Keynes Local Plan Proposals Map, and falls within land designated as 'Open Countryside'. As such, the proposal is contrary to Saved Local Plan Policy S10 and Core Strategy Policies CS1 and CS9.

5.3 Landscape, visual and countryside impact

The core planning principles at Paragraph 17 of the National Planning Policy Framework (NPPF, 2012) set out the importance of recognising the intrinsic character and beauty of the countryside. This approach is reflected in the objectives of Saved Local Plan Policy S10 which seeks to protect the 'open countryside' and to concentrate new development within existing settlement boundaries. It is acknowledged that the term 'open countryside' for the purpose of Saved Policy S10 includes all land outside the settlement boundary (for example greenfield and brownfield) However the application site is an undeveloped and open agricultural field and therefore clearly falls within the scope of countryside considered to have intrinsic character and beauty under the NPPF.

- 5.4 The applicant has submitted a Landscape Visual Impact Assessment. This document details that the site does not form part of a valued landscape in terms of the NPPF and falls across two landscape character areas in the MKC Landscape Character Assessment (2016) with the majority of the site located within Undulating Clay Lowland Farmland 5c: Tove Undulating Clay Farmland and the remainder (east) of the site falling with Clay Plateau

Farmland: 1b Hanslope Clay Plateau Farmland. These areas have key characteristics including undulating landscapes with views over valleys and also have development considerations which seek to restrict built development and retain the primary use of land for agriculture and recreation. The Landscape Visual Impact Assessment finds that there would be moderately adverse landscape and visual effects from the development, but that these would not be of such a scale to justify a refusal. The Landscape Visual Impact Assessment also considers the cumulative effect of the proposal with application 14/02817/OUT opposite the application site, but it finds that the changes arising from the cumulative effect would not be significant.

5.5 Whilst not a valued landscape as referred to in the NPPF, the site clearly provides an attractive rural setting to the village of Hanslope and also contributes to the sense of separation between the settlements of Long Street and Hanslope. These two settlements are presently separated to the south of Long Street Road / Hartwell Road by two fields with an isolated farmhouse in between. The site is readily visible from Long Street Road and the wider locality due in part to its sloping nature and views are afforded from Long Street Road and the network of footpaths that run through to the site to the wider countryside including across the Tove Valley. It is acknowledged that this is an outline application, but it is considered that however well designed and landscaped a reserved matters scheme, the location of this site on the outskirts of Hanslope is such that any detailed proposal would have an urbanising effect on and detract from the rural character of this part of the countryside and the setting of Hanslope village. The proposal would therefore be at odds with the NPPF core planning principle which recognises the intrinsic character and beauty of the countryside.

5.6 Overall, objections are raised to the impact of the proposal on the character of the countryside with regards to Development Plan Policies S10, CS1 and CS9 and the core planning principles in the NPPF which recognise the intrinsic character and beauty of the countryside.

5.7 **Best and Most Versatile Agricultural Land**

Paragraph 112 of the NPPF advises that Local Planning Authorities should take into account the economic and other benefits of the best and most versatile (BMV) agricultural land.

5.8 The application has been accompanied by an agricultural land assessment which details that the site falls within Grade 3b of the Agricultural Land Classification system. As such it is considered that objections cannot be raised to the agricultural quality of the land to be lost.

5.9 **Design, Layout & Density**

Saved Policies D2, D2A and H8 of the Milton Keynes Local Plan 2001 – 2011 and Core Strategy Policies CS13 and CS18 seek high quality design and appropriate density that relates well to the surrounding area and design out

opportunities for crime. Further, the Core Planning Principles in Paragraph 17 of the National Planning Policy Framework state that planning should always seek to secure high quality design.

- 5.10 An indicative layout accompanies this outline application and this shows the main access road cutting diagonally through the site on a roughly east-west line with a looped estate road layout to the north and a grid of cul-de-sacs to the south. There is also a landscaped buffer strip including a play area and balancing ponds wrapping around the north east boundary with Long Street Road and the north west boundary with Hales Folly Farm. There are a number of shortcomings with the indicative layout, as detailed by the Urban Design consultation response, including that the development does not integrate with the characteristic linear layout of Long Street, the formal layout of the scheme, hard interface with the countryside and location of the play area. However, the submitted indicative plan is just a potential layout and matters of layout, scale, appearance and landscaping would be fully considered at reserved matters stage should planning permission be forthcoming.
- 5.11 Turning to density, the site overall would have a density of some 19 dwellings per hectare with the area of built form shown on the illustrative plans having a density of some 25 dwellings per hectare. Whilst this density would fall below the 30 dwellings per hectare sought under Saved Local Plan Policy H8, it is considered that it is likely that a higher density would come forward under a reserved matters application should planning permission be forthcoming to address this and the other detailed issues identified in this report.

5.12 **Landscaping, Open Space and Trees**

Saved Policy D2 of the Milton Keynes Local Plan 2001 – 2011 details that proposals should include landscaping that integrates with the surrounding area. In addition, Saved Policy L3 of the Milton Keynes Local Plan 2001 – 2011 requires new housing development to provide new or improved recreational facilities.

- 5.13 The Senior Landscape Architect advises that the proposal should include a local play area and raises concerns regarding the proximity of the play area shown on the indicative plans to the proposed residential properties. In addition, the Senior Landscape Architect has indicated a broad acceptance to the approach to public rights of way detailed as part of the application, but suggests that public footpath FP 054 along the southwest edge of the site (route to the west end of Williams Close) should be retained within a new wildlife hedgerow corridor or alternatively moved into the adjacent field to reduce the visual impact on the open countryside beyond the site and form a potentially traffic free route to key amenities in the village. The Senior Landscape Architect also suggests other issues to be addressed including planting trees in an informal avenue to maximise the vista to the church spire. However, the matters raised by the Senior Landscape Architect relate to an indicative layout and can be addressed by conditions and under a reserved matters application should planning permission be forthcoming.

5.14 The trees on this site are set on the boundaries and therefore do not significantly constrain the development. The Arboricultural Officer seeks the provision of a tree report to inform a detailed layout and this can be addressed at the reserved matters stage should planning permission be forthcoming.

5.15 **Listed buildings and Conservation Area**

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place statutory duties on local planning authorities to pay special regard to the desirability of preserving listed buildings or their setting or any features of special or architectural or historic importance which it possesses and special attention to the desirability of preserving or enhancing the character or appearance of a conservation area. Saved Policies HE5 and HE6 of the Local Plan and Policy CS19 of the Core Strategy also seek to protect designated and non-designated heritage assets from adverse impacts of development. In addition, Section 132 of the NPPF attaches great weight to the conservation of heritage assets, detailing that the more important the asset the greater the weight should be attributed and that significance can be harmed through development within its setting. Paragraph 134 of the NPPF details that where proposals lead to less than substantial harm to the significance of a heritage asset, this harm should be weighed against the public benefits of the proposal.

5.16 The application site is over 360 metres from the Hanslope Conservation Area and over 700 metres from the Grade I Listed Parish of St James Church. Given this separation, and the comments of the Senior Conservation Officer, it is considered that the proposal would not unduly harm the setting of this listed building or the conservation area.

5.17 Turning to the Grade II listed Hales Folly Farm, the application site is located outside of the curtilage of this property but is located in the adjacent field which is directly fronted onto and overlooked by the farmhouse. The Senior Conservation Officer advises that setting is the context in which an asset is experienced and can be extensive. Furthermore, he advises that in the case of Hales Folly Farm, the surrounding fields are strongly indicative of the asset's likely historic function as a post-enclosure farmstead and hence the setting of Hales Folly Farm contributes positively to its significance as a grade II listed building. Moreover, the intrusion into that setting by a housing development therefore risks diminishing an important characteristic of this non-village based farm with its typically open and isolated setting.

5.18 However, the Senior Conservation Officer also recognises that the buffer area proposed on the submitted indicative plans is significant and would enable a sense of the open setting for the listed building to be maintained. Furthermore, he advises that there is potential to further minimise the impact as part of a reserved matters application including the provision of additional landscaping and layout changes.

5.19 Overall with regards to the setting of Hales Folly Farm, it is considered that there is potential for a carefully designed layout that is sympathetic to the setting of the listed building to come forward as part of a reserved matters application should planning permission be forthcoming. As such, and having regard to the duty under Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, it is considered that it is difficult to substantiate a refusal to this outline planning application on the grounds of harm to the setting of this listed building.

5.20 **Archaeology**

Policy HE1 provides justification for archaeological investigations to be undertaken when dealing with scheduled sites and unscheduled sites of known interest, only. However, paragraph 128 of the NPPF states that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

5.21 The Senior Archaeological Officer has assessed the application and raises no objections subject to a condition to secure a trial trench evaluation and any necessary further archaeological mitigation.

5.22 **Residential Amenity**

Saved Policy D1 of the Milton Keynes Local Plan 2001-2011 details that planning permission will be refused for development where it would adversely affect residential amenity of neighbouring properties. In addition, the New Residential Development Design Guide SPD (2012) provides guidance on achieving acceptable levels of amenities for future occupiers. Further, the core planning principles in the National Planning Policy Framework (Paragraph 19) details that planning decisions should seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

5.23 A full assessment against the Milton Keynes New Residential Development Design Guide SPD would take place at the reserved matters stage when design, layout and scale would be under consideration. Notwithstanding this, the indicative layout indicates that garden depths and separation distances could be achieved in accordance with the Design Guide. In addition, it is considered that the indicative layout demonstrates that a development could come forward under a reserved matters application that would not give rise to unacceptable noise, disturbance or loss of daylight to neighbouring properties.

5.24 The Hanslope Waste Water Recycling Centre is located some 200 metres to the west of the site. The applicant has submitted odour surveys regarding the impact of Waste Water Recycling Centre and, based on these, the Environmental Health and Anglian Water do not object to this application. However, should planning permission be forthcoming, it would be necessary

for a reserved matters application to demonstrate that future residents of the detailed layout would not be adversely affected by odour.

5.25 It is also noted that a number of local residents have raised concerns regarding amenity issues arising from construction works and it is considered that these concerns can be addressed by a Construction Management Plan should planning permission be forthcoming.

5.26 Overall, no objections are raised at this outline stage to the amenities of neighbouring properties or future occupiers of the site.

5.27 **Land Contamination**

The NPPF states that the planning system should contribute to and enhance the natural and local environment by, amongst other things, preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution (Paragraph 109).

5.28 The Strategic Protection Team has reviewed the application and, given that residential use is particularly vulnerable to the presence of contamination, recommends that a land contamination condition be applied to any grant of planning permission for this site.

5.29 **Parking, Highway Safety and Rights of Way**

Saved Policy T10 of the Milton Keynes Local Plan 2001-2011 relates to highway safety and details that proposals will be refused for development if it would be likely to generate motor traffic that would exceed the highway capacity of the local road network or cause significant risk of accident. In addition, Saved Policy T15 of the Milton Keynes Local Plan 2001-2011 and the new Milton Keynes Parking Standards Supplementary Planning Document (2016) set out the parking requirements for proposed developments. The National Planning Policy Framework (2012) also details in Paragraph 32 that development should be prevented or refused on transport grounds where the residual cumulative impacts of development are severe.

5.30 Access is not a reserved matter. It must therefore be given full consideration under this application.

5.31 In terms of access, the site is shown as being served from a single point of vehicular access off Long Street Road. The siting of the access has been amended during the course of the application and the Senior Highway Engineer advises that the access has now been placed to form an acceptable staggered junction arrangement with the recently consented residential development (reference 16/2871/REM) on the east side of Long Street Road. In addition, the Senior Highway Engineer advises that the access width and visibility splays are acceptable.

- 5.32 The Senior Highway Engineer advises that the provision of a safe crossing facility for Long Street Road and a pedestrian link to the village centre is a requirement for the proposed development. The Transport Assessment and Illustrative plan shows that a length of footway will be constructed to link with a proposed pedestrian crossing of Long Street Road between the access for this site and the smaller access for the site on the opposite side of that road. This would be subject of a road safety audit as part of a technical approval under a S278 agreement, with the internal footway extended to a point that does provide a safe crossing of Long Street Road if the crossing is not deemed safe. Turning to the pedestrian link to the village centre to the south, this would be catered for by way of the existing public rights of way that would be improved as part of the development and link to the existing footway at the junction of Williams Close and Long Street Road. These matters would be secured by a s106 agreement together with the additional highway works detailed below.
- 5.33 In terms of highway impact, the Highway Engineer has assessed the Transport Assessment and advises that is an inevitable consequence that traffic volumes will increase if the proposal is developed with, for example, the submitted TRICS assessment showing an additional 2 vehicle trips per minute during morning peak on Long Street Road. However, the Transport Assessment also demonstrates that the resultant capacity issues can be addressed through the provision of a priority 'T' junction at Castlethorpe Road/Long Street Road/Gold Street junction and the improvement to the Forest Road/Hartwell Road junction. In addition, the applicant has agreed to provide mitigation measures in the form of traffic calming on Long Street Road and the Highway Engineer details that this would trigger a review of speed limit and a likely reduction in the current 40mph speed limit to 30mph. Subject to these mitigation measures being secured by a s106 agreement, the Highway Engineer raises no objections to the highway impacts of the development.
- 5.34 Turning to site layout and parking, the illustrative plan provides an indication that there is scope to achieve an acceptable road hierarchy in accordance with the New Residential Development Design Guide and also parking in accordance with the adopted Parking Standards. The submitted Transport Assessment suggests that there is scope to be flexible on unallocated parking on the basis of the site being located in a sustainable location. Whilst it is acknowledged that there are a reasonable range of services within Hanslope, the Senior Highway Engineer advises that the site rural location is not sufficiently sustainable in public transports terms to justify a reduction in parking. In any event, matters concerning car parking and road hierarchy can be addressed at reserved matters application stage should planning permission be forthcoming.
- 5.35 In terms of public rights of way, there are five public rights of way that either cross or run along the edges of the application site. The indicative layout, together with additional information submitted during the course of the application, demonstrate how existing public rights of way can be designed into the proposed scheme. This issue can however be addressed under a

reserved matters application.

- 5.36 Overall, subject to a s106 agreement to secure highway related works and parking and access related conditions, no objections are raised to this outline application on grounds relating to parking, highway safety and rights of way.

5.37 **Flood Risk and Drainage**

Whilst the application site falls within Flood Zone 1, it is a national requirement for the application to be accompanied by a Flood Risk Assessment and that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate.

- 5.38 The Local Lead Flood Authority (LLFA) has assessed the submitted Flood Risk Assessment, which includes a drainage strategy that proposes surface water to be attenuated in a balancing pond to the west of the site, and advises that the submitted details are acceptable subject to conditions. Furthermore, the Environment Agency and Anglian Water raise no objections on drainage grounds.

5.39 **Ecology**

Saved Policies NE2 and NE3 of the Milton Keynes Local Plan 2001 – 2011 and Core Strategy Policy CS19 seek to protect wildlife and protected species and encourage biodiversity enhancements. This is supported by the NPPF which aims to conserve and enhance biodiversity (Paragraph 118).

- 5.40 The application is accompanied by Preliminary Ecological Appraisals (PEA) which found that the site has low ecological value, comprising a field for a monoculture cereal crop and boundary hedgerows. In terms of protected and notable species, it details that the site is used by passerine bird species typical of lowland farmland with the hedgerows provide good nesting opportunities and there are records of bats within 2km of the site, but none of the trees within the site have features suitable for bat roosts. The Countryside Officer agrees with the findings of the PEA and raises no objections to the scheme subject to appropriate biodiversity mitigation and enhancement and revisions to the indicative layout to ensure the existing hedgerows do not form part of residential curtilages. These matters can be addressed by condition and the details submitted as part of a reserved matters application and no objections are therefore raised with respect to protected species and biodiversity under the NPPF and development plan policies NE2, NE3 and CS19.

5.41 **Sustainable Construction**

Saved Policy D4 of the Milton Keynes Local Plan 2001 – 2011 and the Sustainable Construction Supplementary Planning Document (2007) requires all new development exceeding 5 dwellings to incorporate sustainable construction including renewable energy and carbon offset provision. Core Strategy CS14 also seeks to encourage proposals for over 100 homes to

consider the use of community energy networks.

5.42 The applicant has submitted a Sustainability Assessment indicating an agreement in principle to the provision of 10 per cent renewable energy as part of a reserve matters application and the completion of a section 106 legal agreement to secure the requisite contribution for carbon offsetting. As such, subject to a condition to secure a sustainability statement to demonstrate the renewable energy requirements would be met and that community energy networks had been explored, and a section 106 to secure the carbon offsetting, no objections are raised with regards to Saved Local Plan Policy D4 and the Sustainable Construction SPD.

5.43 **Planning Obligations and Affordable Housing**

Planning Obligations are required in accordance with Milton Keynes Core Strategy Policy CS21, Saved Policies D4 and PO4 of the Milton Keynes Local Plan 2001 – 2011 and the following relevant Supplementary Planning Documents (SPDs)/Guidance (SPGs):

- Affordable Housing SPD (2013)
- Education Facilities SPG (2004)
- Leisure Recreation and Sports Facilities SPG (2005)
- Social Infrastructure SPD (2005)
- Sustainable Construction SPD (2007)

5.44 Saved Policy H4 of the Milton Keynes Local Plan 2001 – 2011 and The Affordable Housing SPD seeks 30% Affordable Housing with a tenure mix of 25% Affordable Rent (at a range of rental levels up to 80% including 5% of the development at levels broadly equivalent to Social Rent) and 5% Shared Ownership. For this application, the mix breaks down to 35 Affordable Rent and 7 Shared Ownership affordable housing units.

5.45 In addition to Affordable Housing, Section 106 contributions totalling circa £2,839,450.30 are required to mitigate the impact of this development in accordance with the aforementioned SPD/Gs. These contributions are set out in more detail below and the Council's Senior Planning Obligations Officer advises that they meet the tests as outlined at paragraph 204 of the NPPF and are in accordance with CIL Regulations 122 and 123:

Education:

	Contribution
Total Early Years	£99,892.10
Primary pupils	£493,584.49
Secondary pupils	£531,242.32
Post 16 pupils	£115,228.58

Leisure Recreation & Sports:

	Provision Cost	Maintenance Cost
Playing Fields	£74,183.63	£63,450.00
Local Play	£111,037.50	£78,960.00
Neighbourhood Play	£105,750.00	£135,360.00
Community Hall	£32,737.38	n/a
Local Parks	£14,100.00	£20,445.00
District Parks	£28,200.00	£40,890.00
Swimming Pool	£44,694.63	n/a
Allotments	£13,218.75	n/a
Sports Hall	£16,435.44	n/a

Social Infrastructure:

	Contribution
Library & ACE	£47,141.94
Crematorium/Burial Grounds	£12,915.60
Museums and Archives (Heritage)	£22,602.30
Health Facilities	£221,179.65
Waste Management	£36,486.57
Waste Receptacles	£14,100.00
Social Care - Day Care	£7,749.36
Social Care - Older Persons Housing	£47,464.83
Emergency Services	£7,103.58
Voluntary Sector	£26,799.87
Inward Investment & Skills (University & College)	£164,996.79
Public Art - 1% (Estimated)	£70,500.00

Carbon Offsetting:

	Contribution
Carbon Neutrality (Estimated)	£70,500.00
Village Amenities	£70,500.00

Total Contribution:**£2,839,450.30*****Per Unit:*****£20,137.95**

- 5.46 It has however been agreed between the applicant and officers that the contributions for Local Play, Local Parks and District Parks, which total £293,632.50, would not be sought on the basis that the applicant would deliver the Public Open Space and Local Play Area on site as indicated on the illustrative plans. In addition, a maintenance commuted sum will be required to be calculated based on the actual Public Open Space provided on site.
- 5.47 In light of the above, a total s106 requirement of **£2,545,817.80** (including the indicative figure for carbon offsetting) plus the commuted sum for any adoptable Public Open Space is required to mitigate the harm from the development. In addition, the provision of bus vouchers and the highways works identified by the Senior Highway Engineer would be necessary and form part of the s106 legal agreement.
- 5.48 The applicant has agreed in principle to secure the provision of the requisite affordable housing, financial contributions and highway works by way of s106 agreement. Subject to the s106 being progressed and completed should planning permission be forthcoming, the development would comply with Policies CS21, H4 and D4 and associated SPDs and SPGs

5.49 **Cumulative impact**

The Parish Council and a large number of the third party objectors raise concerns regarding the cumulative effect of this development with application 16/02106/OUT. In particular the Parish Council details that if this planning application was to be approved, when taking together with planning application 16/02106/OUT on Castlethorpe Road, the total increase in population would be in excess of 30% on 2011 census figures (988 households) causing a stress on local infrastructure and changing the character of the village.

- 5.50 In terms of the impact of the development on infrastructure, application 16/02106/OUT on Castlethorpe Road and the current application should planning be forthcoming would be subject to s106 agreements to secure infrastructure improvements to offset the impact of the development such as junction improvements and contributions to schooling and other facilities.
- 5.51 Turning to the character of the village, whilst there are policies seeking to protect the countryside as addressed above, population growth of settlements in their own right is not a justifiable planning objection and would be contrary to the expectation in the NPPF for planning to seek to significantly boost the supply of housing.

5.52 **Conclusion**

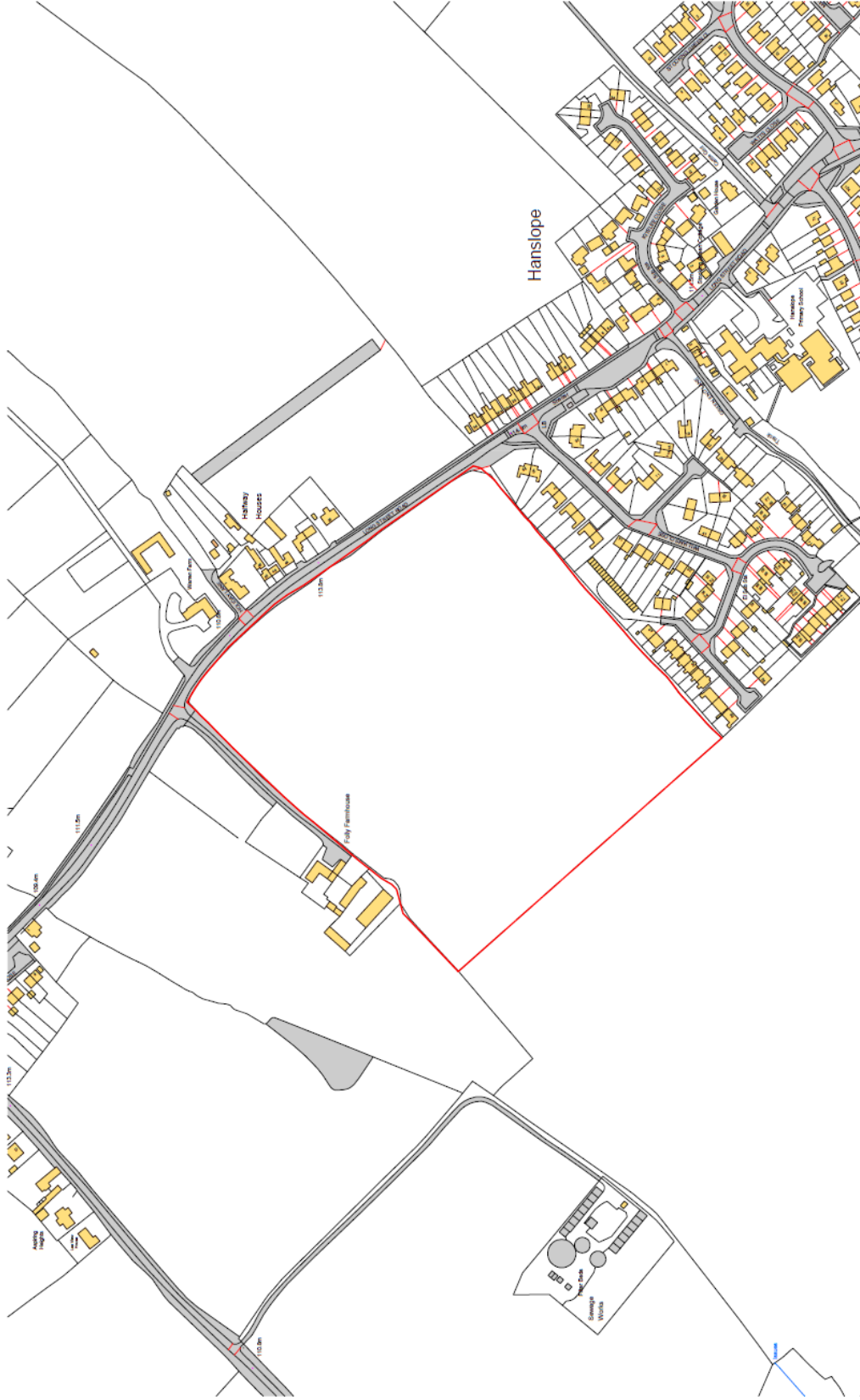
To conclude, the development would be located outside the settlement boundary of Hanslope in the open countryside and is therefore objectionable in principle. In addition, the proposal would have an urbanising effect on and detract from the rural character of the countryside. Therefore, the

development is contrary to Development Plan Policies S10, CS1 and CS9 and the core planning principles in the NPPF which recognise the intrinsic character and beauty of the countryside.

6.0 REASONS

(The reasons that officers recommend that the application should be refused. The reasons must be ones that the Council can demonstrate with evidence, should the applicant appeal against the refusal.)

1) Saved Policy S10 of the Milton Keynes Local Plan 2001-2011 (Adopted 2005) states that planning permission will only be granted for development in the open countryside where it is essential for agriculture, forestry, countryside recreation and other development which is wholly appropriate to a rural area and cannot be located within a settlement. In addition, Policies CS1 and CS9 of the Milton Keynes Core Strategy (Adopted 2013) seek to focus development in the rural area within the development boundaries of the main and most sustainable towns or key settlements. The application site lies outside the settlement boundary of Hanslope and falls within land designated as 'Open Countryside'. Furthermore, given the location of the development it is considered that the proposal would have an urbanising effect on and detract from the rural character of the countryside. The proposal is therefore contrary to Saved Policy S10 of the Milton Keynes Local Plan 2001-2011 (Adopted 2005), Policies CS1 and CS9 of the Milton Keynes Core Strategy (Adopted 2013) and the core planning principles in Paragraph 17 of the National Planning Policy Framework (2012) which recognise the intrinsic character and beauty of the countryside.



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Revision
 Issue Date 10/07/16
 Rev Date

Document Name
 Site Location Plan
Document No.
 02/001
Scale
 1 : 2500
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Appendix to 16/02937/OUT

A1.0 RELEVANT PLANNING HISTORY

(A brief outline of previous planning decisions affecting the site – this may not include every planning application relating to this site, only those that have a bearing on this particular case)

A1.1 17/00117/EIASCR

Screening opinion in respect of proposed development of up to 141 dwellings (use class C3) with associated access, earthworks and other ancillary and enabling works (associated with outline application 16/02937/OUT)
EIA Not Required 23.03.2017

A2.0 ADDITIONAL MATTERS

(Matters which were also considered in producing the Recommendation)

A2.1 None

A3.0 CONSULTATIONS AND REPRESENTATIONS

(Who has been consulted on the application and the responses received. The following are a brief description of the comments made. The full comments can be read via the Council's web site)

Comments	Officer Response
A3.1 <u>Ward - Newport Pagnell North And Hanslope - Cllr A Geary</u> No comments received at time of drafting report.	Chair of Development Control Committee
A3.2 <u>Ward - Newport Pagnell North And Hanslope - Cllr Green</u> Object to this application and requests a Development Control Committee site visit.	Noted
A3.3 <u>Ward - Newport Pagnell North And Hanslope - Cllr Patey-Smith</u> I strongly object to the proposal. The two main problems relating to traffic issues and the accumulative impact on the Village.	
A3.4 <u>Hanslope Parish Council</u> Hanslope Parish Council would like to strongly object to the planning application for the following reasons: Cumulative effect: With the approval of planning application 16/02106/OUT Hanslope will be subject to an increase in population of approximately 15%. If this planning application was to be approved the total increase in population would be in excess of 30% on 2011 census figures (988 households). The cumulative effect of both planning applications being approved would cause an intolerable stress on the local infrastructure including: <ul style="list-style-type: none">• Provision of schooling• Provision of medical facilities (Doctors surgery)• Roads / transport – see separate submission.	Noted

Without doubt, approval of this planning application would undermine the rural character of the village and adversely impact the ability of local services to cater for the community's needs. A sudden population increase resulting from the approval and delivery of the Castlethorpe Road site will take time to absorb into village life, for the schools and doctor's surgery to adjust to the new residents and increase capacity accordingly. There is inevitably a time-lag between housing being built and services being funded to accommodate the new population, and these are already services stretched by years of financial constraint. Almost doubling the number of new dwellings allowed in the village, should the Long Street development also be supported, would be disastrous.

Whilst the Parish Council have objected to the scale of new housing in the village, we accept that there is little that can now be done to prevent the Castlethorpe Road development from being built. However, 150 new dwellings into a village the size of Hanslope is as much as the village should reasonably be expected to take. This will be the largest expansion of the village seen in decades. It should therefore be recognised that the local housing needs within the Parish have been fulfilled for the foreseeable future. We hope that MKC will now support our view that the village should be protected from further speculative, developer led proposals.

Loss of community feel:

Hanslope has selected village status, culturally diverse but a close knit community. The increase in population of 30% will threaten the very heart of this community and the support systems that exist within it.

In addition, objections on highway grounds have been made by a Highway Consultant on behalf of the Hanslope Parish Council. The key

points made in these objections are:

- That the proposed site access is substandard and does not comply with national design guidance – specifically that it does not include a right turning lane, which will impact on highway safety, and give rise to congestion and delay on Long Street Road.
- That the interaction of the proposed access with the approved access points to the Mulberry Development Site opposite and the traffic calming gateway have not been considered, leading to operational difficulties and conflicting traffic movements.
- That components of the proposed junctions design do not accord with national standards (sight lines and reduction in width of Long Street Road) and that sufficient information (including a Stage 1 Road Safety Audit) has not been provided to determine the design of the junction, recognising the vertical and horizontal alignment of Long Street Road.
- That the modelling of traffic flows at existing junctions and at the proposed point of access do not reflect actual peak hour operating conditions, and could not be used with certainty as predictions of the developments impact.
- The situation regarding existing local junctions being congested and over capacity is identified in the Transport Assessment, but the development does not include any proposals to improve this situation or mitigate against it.
- That the local highway infrastructure is substandard in respect of facilities to encourage pedestrian access, and no off-site improvements are included to rectify this. Local bus services are infrequent and there appears to be no measures suggested to improve these.
- The proposed development therefore fails the tests of para' 32 of the National Planning Policy Framework and consent should not

be forthcoming.

A3.5 Castlethorpe Parish Council

Noted

Castlethorpe Parish Council considered this outline planning application at their meeting on 5th December.

The council had previously objected to application 16/02106 to develop up to 150 dwellings as follows:

Castlethorpe Parish Council object to this application on the following grounds:

1. Education - a significant development such as this would put at risk the placement of pupils of age 7+ at Hanslope primary school
2. Traffic - the addition of up to 150 new homes would significantly increase traffic through the village. Given the location of the development it is probable that the vast majority of traffic to Milton Keynes would route through Castlethorpe
3. Health - the addition of a large number of new homes would put pressure on the Hanslope surgery and would adversely affect the availability of doctors at the practice.

The same principles apply to this application, the cumulative affect being to increase the size of Hanslope by c. 30% putting education and health services under considerable strain. The council notes that there are no proposals in this application for additional infrastructure.

The council further raised concerns at the ability of the roads into Milton Keynes to handle the considerable increase in traffic. Both the route along Gold Street and thence along the windy narrow road to

Haversham and also that along the Castlethorpe Road then Station Road and up past the Navigation public house are not really suited for the amount of traffic they take now. This increase would inevitably lead to hold ups.

For these reasons Castlethorpe Parish Council objects to this application.

A3.6 Development Plans

Noted

The Council is in a position whereby it can demonstrate a 5 year land supply figure of 5.03 years.

Therefore in terms of Paragraph 49 of the NPPF, the Council can now demonstrate a sufficient 5-year land supply and relevant policies for the supply of housing are no longer considered out-of-date.

A3.7 Urban Design

Noted

Whilst I appreciate that this is an outline planning application and the submitted layout is for illustrative purposes. I would like to make the following comment in order that my concerns with the indicative layout are not repeated at the reserve matters stage:

- The historic development of Hanslope Parish is characterised by a linear layout particular along Long Street and Gold Street, the proposed development does not reflect this. This is partially due to the shape of the site and concerns regarding direct access to properties off Long Street. However, by setting the buildings back from Long Street the development is hidden away and in order to ensure that the proposed new scheme is integrating into the urban form of the village the entrance to the proposed new scheme should have a greater presence on Long Street.
- The perimeter blocks proposed should feel more informal in order

that the layouts proposed character is more rural in nature.

- The proposed semi-circular layout to the north of the site is an alien building layout within the village, again were possible it should be designed to feel rural and reflect existing development in the village.
- The proposed interface with the open countryside should be softer with trees / landscaping softening the built form edge.
- The play area would be more suitable located centrally in the proposed development.
- Where possible parking courts to the rear of development should be removed.
- A study of the historic areas of Hanslope should influence the proposed design of the dwellings.

A3.8 Landscape Architect

Noted

L3 sets out the standards of provision required for local play areas and requires between 0.2-0.3 hectares minimum footprint and at least a 20metre buffer distance between the local play area 'active zone' (noisy play) and the property boundaries, this is not demonstrated/achieved on the outline layout and it is likely that this will mean a reduction in the maximum number of units noted in any outline consent.

Other relevant landscape considerations:

The proposed development site is shown within an area of open countryside contrary to the development plan. However, putting aside the principle of development in open countryside, if in the planning balance it is deemed acceptable to recommend approval of outline planning consent for the development then I would offer the following landscape considerations

From a visual impact perspective; medium-long views of the listed Farmhouse from Long Street / Hartwell Road and PRoWs will largely be removed by the separation of development. From a landscape character

perspective this will inevitably change due to development, however the buffer distance shown is acceptable and will need to be designed to be sympathetic to the listed building setting at detail stage; this can be achieved through a landscape scheme condition.

Visual amenity / connectivity of existing PRoWs: Five public rights of way either cross or run along the edges of the application site. Further information has been submitted demonstrating how existing public rights of way can be designed into the proposed scheme and how they link into the wider path network which is acceptable and the details should be conditioned to agree details of: final routes, control of access points (e.g. kissing gates), signage and surface treatment.

Although I have other colleagues who will comment on PRoWs my interest lies in the impact the development will have on the visual amenity from existing PRoWs across the site and although the degree of change will be significant on site it is how this can be mitigated along the new routes that people would take through the site. Although one for detail design, the connectivity of new routes should be fairly obvious for walkers to follow. Due to the number of well used paths across the site (reflecting how people use/access the landscape) this is an important factor of consideration.

I requested that public footpath FP 054 along the southwest edge of the site (route to the west end of Williams Close) should be retained within a new wildlife hedgerow corridor which would also serve to mitigate visual impact on the open countryside beyond the site where there is no existing field boundary. As an alternative to amending the layout to accommodate the green corridor, further information has been submitted proposing to move FP054 into the adjacent field and setting it in a wider, more attractive corridor rather than tight up to a field margin. The developer is able to offer this improvement as they have title and control

over the adjacent field and although the green corridor falls outside of the red-line of the application it can be secured by condition. Therefore I support the proposal and that "Footpath FP054 can also form an attractive, traffic free route from the proposed development to the key amenities in the village by linking into the adjacent green lane. The amenities include: Hanslope Primary School, the new community public open space proposed by the recently consented Castlethorpe Road development; and Doctor's Surgery. Stitching the proposed open recreation space of the Long Street Road development and the Castlethorpe Road development via an attractive, accessible and traffic free route would form a meaningful piece of Green Infrastructure in the village."

Grade 1 listed St James the Great church spire within the landscape: I requested the potential to retain vista(s) of the Grade 1 listed St James the Great church and spire from select viewpoints to be considered further. I suggested consideration of a green open view from the north corner on Hartwell Road on the approach to the village where the existing boundary has no hedgerow. Further information has been submitted and on the basis of the analysis submitted I agree that it cannot be said that the view to the spire is significant in visual terms but its presence is recognisable and the ability to view it should be considered going forward in the detail design proposals.

The masterplan as shown is illustrative and at an early stage of design development. The applicant is willing to work with the Council and will not replant the hedgerow, could propose to plant trees in an informal avenue to maximise the vista to the spire, design the play area accordingly and redesign the two proposed residential units at the entrance to the site. These points I agree could be managed through planning conditions placed on the development that can then be discharged through the detail design process.

A3.9 Landscape Services Manager - Trees

Noted

As the trees on this site are at the site boundaries it means they pose little in the way of constraint to development of the site and as such should be protected and retained as assets to offer their benefits to the completed development. Retention of existing trees should always be considered at the outset of layout and design so that a harmonious relationship between trees and built form is both created and sustained in the long term.

To facilitate this, a tree survey and arboricultural implications assessment should be provided and which should be supported by the provision of an arboricultural method statement and tree protection plan. BS 5837:2012 tree protection measures must then be put in place before any other work takes place on site.

New tree planting of appropriate species in appropriate locations should be included as part of the landscaping proposals to support the existing framework of retained trees and provide continuity of canopy cover going forward.

A3.10 Countryside Officer

Noted

The proposed development site is located within a designated area of Open Countryside. Notwithstanding this policy, if development of this site is considered appropriate in principle, the following should be taken into consideration:

A preliminary ecological appraisal was undertaken of the site. Data of this type is considered to have a "shelf-life" of two years. The assessment should be updated and the resulting report submitted to the LPA for approval if development has not commenced prior to 29th July 2018.

I am in agreement with the content of the preliminary ecological appraisal report with the exception of minor detail made in the recommendations. Paragraph 5.2 refers to bird nest boxes and bat roosting boxes being positioned on trees around the site perimeters. Built-in features for bats and birds require virtually no maintenance and are likely to last with minimal attention for as long as the buildings exist. All bird and bat features should be purpose built, constructed from “woodcrete” or a similar, robust material and built into dwellings or outbuildings in appropriate locations. Boxes mounted on trees or the exterior of buildings are less acceptable as they are not sustainable and could not be considered a permanent benefit for wildlife.

In line with recognised good practice and governmental policy on biodiversity and sustainability (National Planning Policy Framework 2012 & NERC 2006), all practical opportunities should be taken to harmonise the built development with the needs of wildlife. The NPPF seeks to provide a net enhancement to biodiversity through sustainable development. The reserved matters proposal should include biodiversity enhancements that could be incorporated into a formal biodiversity enhancement scheme. Examples of acceptable biodiversity enhancements would be a green or brown roof, green wall, bat or bird features built into appropriate locations in structures, other habitat enhancements, particularly those that benefit declining species such as hedgehogs, bees, etc, provision of native trees, shrubs and plants that provide structure for habitats or a food source for wildlife, such as fruit, nuts, berries, nectar and pollen. I would welcome the inclusion of fruit trees into the landscape scheme.

Lighting and disturbance has the potential to disrupt foraging and commuting bats. Any lighting in areas containing features used by bats or bat features built into any structure should be kept to a minimum and

directed away from the features. A “bat friendly” lighting scheme should be designed and submitted for agreement.

Retained hedges should not be incorporated into individual plots to ensure they remain managed for the benefit of wildlife. Sufficient space should be left as public open space between the plot boundaries and the retained hedgerows in order for appropriate management to be undertaken.

Any trees and hedges that are retained and will be incorporated into public open space should be brought up to an adoptable standard.

- A3.11 Berks, Bucks and Oxfordshire Wildlife Trust Noted
Objects to this application on the following grounds:
- 1) The application does not demonstrate a net gain in biodiversity
 - 2) The application does not demonstrate that it will contribute to the preservation, restoration and re-creation of ecological networks
 - 3) The development raises concerns about potential negative impacts on wild bird populations
 - 4) Lack of evidence of appropriate measures for biodiversity in built development
- A3.12 Badger Group
No comments received.
- A3.13 Natural England Noted
No objections.
- A3.14 Conservation Officer Noted
I have looked through the documents supplied with the outline application taking into account in particular section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as Amended)

which confirms the special regard attached to protecting of setting of listed buildings. My comments and advice:

1. I am aware that Hales Folly Farm is a grade II listed building and is currently set in open countryside with views out over arable land and towards Hanslope church. The outline details confirm that there will be significant encroachment onto the encircling land that currently contributes positively to the setting of the listed building.

2. Inevitably there will be loss of some views, including the one of Hales Folly Farm from the northern village fringe (Street view picture included below) which shows it as an isolated but characterful house and sheds seen across the field. The loss of this and other views from distance would be a cause for regret. There would also be intrusion on views out from Hales Folly Farm of the church although I am not persuaded that there is meant to be a direct visual relationship between the two buildings. I note that the farmhouse has been re-fronted and the name 'Hales folly' is interesting as it may be that it was meant to be a distant 'eye catcher' from certain vantage points. This is a conjectural notion and I have no evidence to support it however.

3. The illustrative masterplan and indicative drawings set out on pages 42 and 52 of the Design and Access Statement provide a degree of reassurance that the proposed development is intended to stand away from the listed building so that some sense of the hitherto open setting is maintained. It also appears as if judicious planting and landscaping would further mitigate any negative impacts of the proposed development.

4. Whilst there will be some harmful intrusion on the setting of a listed building the separation and landscaping and the public benefit of a potentially well-designed village extension act as counterbalancing

considerations. Whilst it is not a matter for me to appraise the actual public merit of a design of this type I can foresee a scenario where intrusion on the setting of a listed building (and having regard for the duty under section 66 of the Act cited above) could be outweighed by the benefits of development. On this basis therefore I advise that the proposals could be acceptable in principle.

5. In terms of detail the building height, layout and amount of dwellings should seek to respect and reinforce local character and detail. Indifferent standardised and formulaic public housing is present at the northern end of Hanslope and whilst it is smart and robust a more bespoke use of built forms and details could ease the presence of the new dwellings and reduce the grounds for a conservation based objection even further.

6. I have considered the proposals in terms of impact on the conservation area and concluded that there would be few if any harmful effects on the special character of the designated area or its setting. There are no direct works of alteration to any listed buildings in the proposals and hence listed building consent is not being sought.

7. On the basis of the understanding set out above I advise that there may not be any robust reason for a conservation based objection in principle or detail to the proposals. If there are changes to the scheme that affect the setting of the listed building to its greater detriment this advice may change.

I have reviewed my comments and to clarify the conservation position I offer the following additional remarks:

Section 132 of the NPPF attaches great weight to the conservation of heritage assets including the contribution to significance derived from

their setting. Setting is the context in which an asset is experienced and can be extensive. In the case of Hales Folly farm the surrounding fields are strongly indicative of the asset's likely historic function as a post-enclosure farmstead and hence the setting of Hales Folly Farm contributes positively to its significance as a grade II listed building. Intrusion into that setting by a housing development therefore risks diminishing an important characteristic of this non-village based farm with its typically open and isolated setting.

Due to the nature of outline applications, whilst confident of the historic merit of the Hales Folly Farm site and the positive contribution made by setting, the impact from the proposed development and the steps taken in mitigation are less easy to be certain of and to quantify. The presence of C20th housing development at the village edge is noted but nevertheless, there will evidently be some additional cumulative harm from housing development in closer proximity to the listed building. Whilst the belief is that the mitigation derived from the buffer area between Hales Folly Farm and the development is significant (and that there is potentially further easement from careful landscaping) it is not yet clear that the intrusion is so minimal as to be completely neutral.

Whilst the proposals will cause less than substantial harm the full application should be as clear as possible about the nature and extent of harm within this broad category. This then leads to the position where harm can be correctly weighed against public benefits described under paragraph 134 of the NPPF. Additional information requirements and the need for careful weighing of harm and benefit are also set out under MKLP Policy HE5 and section 66 of the Planning (LB&CA) Act 1990.

In my previous response to you I foresaw a scenario where, in wider planning terms, there could or might be considerable weight attached to the proposed village extension but in conservation terms the heritage

benefits are less obvious.

No heritage benefits are achieved by the development and so there are no matters of weight that the conservation team can advise will offset harm to the setting of Hales Folly Farm, however minor it may be. In planning terms there may be wider public benefits that could counter the imperative to protect the setting of a listed building but it does not fall within the scope of the conservation team to comment on or balance these. It is therefore with the planning officer to consider whether there are wider public benefits delivered by the scheme that outweigh the [moderate etc.] harm caused to designated heritage asset, as directed by paragraph 134 of the NPPF.

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| A3.15 | <u>Archaeological Officer</u>
I have no archaeological objection to the application subject to a trial trench evaluation and any necessary further archaeological mitigation being secured by condition | Noted |
| A3.16 | <u>Environmental Health Manager</u>
With regard to air quality and the latest response from the consultant to questions asked by Anglian Water about the odour assessment, I have no objection in principle to the outline planning application. | Noted |
| A3.17 | <u>Strategic Protection Team</u>
In accordance with NPPF, as the proposed use is particularly vulnerable to the presence of contamination I recommend that a land contamination condition be applied to any grant of planning permission for this site. | Noted |
| A3.18 | <u>Highways Development Control (Conclusion/Summary)</u>
The revised transport assessment provides me with an assurance that planning application 16/02937/OUT is acceptable from the highway perspective. | Noted |

In assessing this application I have taken all matters into consideration in terms of traffic impact. It is an inevitable consequence that traffic volumes will increase if the proposal is developed. However it is shown that capacity issues at the existing mini-roundabout can be overcome through the introduction of a priority 'T' junction. An improvement of the Forest Road/Hartwell Road junction is also proposed (subject to discussions with MKC highways) but it is clear improvement solutions are required.

The applicant has agreed to provide mitigation measures in the form of traffic calming on Long Street Road. The introduction of traffic calming will trigger a review of the speed limit that is currently in operation and I would hope that the current 40mph speed limit can be reduced to 30mph. This should be secured through a S106 agreement and delivered through a S278 agreement. The S106 agreement will also need to include the provision of the priority 'T' junction at Castlethorpe Road/Long Street Road/Gold Street junction and the improvement to the Forest Road/Hartwell Road junction.

The access location provides an acceptable stagger with the main access to the consented application on the opposite side of Long Street Road.

Pedestrian access to the north will be subject to a Road Safety Audit as part of any highway technical audit under a S278 legal agreement. Pedestrian access to the south is acceptable with a caveat that as part of the proposed development, a link is made to the existing footway at the junction of Williams Close and Long Street Road.

Matters concerning car parking and road Hierarchy can be dealt with at reserved matters application stage of planning.

Some of the highway matters can be dealt with by way of a S278 agreement but others will need to be secured as part of the S106 agreement.

I therefore have no objections to planning permission being granted subject to conditions and a s106 agreement.

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| A3.19 | <u>Footpath Officer</u>
There are five public rights of way that either cross the site or abound it. If rights of way are to be left on their current routes improvements will be needed by way of reducing obstructions (stiles/gates/potential road crossings) and will need to benefit from surface/width improvements to allow for expected extra use. In addition others may need to be diverted or extinguished – these will need to be completed before work starts on site. | Noted |
| A3.20 | <u>RAMBLE Ramblers Association</u>
There are several footpaths through and on the borders of the site. I would wish these paths to continue should the proposal be approved. | Noted |
| A3.21 | <u>Passenger Transport Officer</u>
No comments received. | |
| A3.22 | <u>Travel Plan Coordinator</u>
No objections subject to a travel plan condition. | Noted |
| A3.23 | <u>Sustainable Construction</u>
The applicants submitted a Planning Statement and Sustainability Statement and both documents refer to Policy D4 and a carbon offset payment of £500 per dwelling. This is incorrect as the said payment is not fixed and is of £200 per tonne of CO2 with the overall payment | Noted |

calculated on the basis of the total emissions from the development. The applicants needs to be aware of this and should amend the Statements. Also, with regards to Policy D4 the applicants should be aware that the requirement for water efficiency is of 110 litre per person per day and not 125 lpd; any future reserve matters application should refer to the correct water efficiency standard.

The proposal should also consider policy CS14 of the Core Strategy that states "Proposals for over 100 homes will be encouraged to consider the use of community energy networks in their development."

A3.24 Local Lead Flood Authority

Noted

The proposals for managing surface water are consistent with relevant technical guidance and policy requirements.

We do not object to the application subject to a detailed drainage strategy being submitted as part of the reserved matters application.

A3.25 Anglian Water

Noted

We have received a revised odour and noise assessment dated March 2017 (document reference A101437) and further information in relation to the predicated odour contour lines from the applicant's odour consultant. Having reviewed the submitted documentation we are satisfied that the applicant has provided sufficient information relating to odour to enable the current application to be determined.

The applicant has provided further information based upon odour modelling which predicts that the odour concentration which could give rise to complaints would be located outside of the proposed development site boundary. Having reviewed the submitted information and undertaken further modelling ourselves we consider that there is a potential risk of odour within the boundary of the proposed site.

However the potential risk of odour from Hanslope WRC is considered to be limited and it is considered that indicative site layout submitted with the current application could be amended to ensure that sensitive development (development that is regularly occupied) would not be adversely affected by odour from Hanslope WRC.

On this basis we have no objection to the current outline application but would wish the above issue to be considered further as part of reserved matters stage.

A3.26 Environment Agency Noted
No objection

A3.27 Drainage Board Noted
No comments

A3.28 Housing Strategy (Affordable Housing) Noted
Housing's view is:

- 1) The development requires 30% Affordable Housing units as per the Local Plan Policy H4 and the Affordable Housing SPD 2013. <http://www.milton-keynes.gov.uk/planning-and-building/planning-policy/adoption-of-the-affordable-housing-supplementary-planning-document>.
- 2) The Council's Plan 2016-20 approved at Council 8 June 2016 has the Key Priority:
"Housing - supporting work on a progressive Plan:MK focussed on affordable housing, economic growth, investment and future prosperity of Milton Keynes for everyone and more strongly implementing the current 30% affordable housing requirement for new homes and to review that percentage in line with current

needs;"

- 3) The application proposes in the Design and Access Statement, Para 4.2.1 to deliver affordable homes for rent (30%) as well as in the Planning Statement, Paras 8.4-8.6, to deliver up to 42 (30%) Affordable Housing units.
- 4) The Tenure Mix should be at least 25% Affordable Rent (at a range of rental levels up to 80% including 5% at a level broadly equivalent to Social Rent) and 5% Shared Ownership. For this application, the mix breaks down to 35 Affordable Rent and 7 Shared Ownership.
- 5) The proposed Affordable Housing house size mix should be in line with current affordable housing need and policy; predominantly 2bed, and then a mix of 3bed, 1bed and 4bed properties as appropriate for the site and development.

The Council needs Affordable housing for Rent for households in housing need – it had 558 households placed in temporary accommodation of which 96 were in B&B at 18 November 2016.

A3.29 Planning Obligations

Comments incorporated directly into Planning Obligations section of report.

A3.30 **Local Residents**

The occupiers of the following properties were notified of the application:

- Fairfield House Back Lane Marshfield
- 1 Bullington End Hanslope Milton Keynes
- 35 Bullington End Road Castlethorpe Milton Keynes
- 4 & 9 Burrow Ash Close Hanslope Milton Keynes
- 42 Burwood Road Northampton NN3 2LS
- 7 Faith Terrace, 16, 43 and Half Acre Castlethorpe Road Hanslope

Milton Keynes

- 1 Church End Hanslope Milton Keynes
- 9 Dells Olney MK46 5HY
- 14 Dexter Avenue Oldbrook Milton Keynes
- 32, 36, 50, 68, 72, & 78 Eastfield Drive Hanslope Milton Keynes
- 36 Forest Road Hartwell Northampton
- The Cottage Forest Road Hanslope
- 1 Glebe Lane Hanslope Milton Keynes
- 3, 4, 5, 11A, 18, 20, 27 & Green Manor Gold Street Hanslope
- 2 & 3 The Green Hanslope Milton Keynes
- The Green Hanslope
- 4A Hayes Road Deanshanger MK19 6HW
- 5 Hanslope Road Castlethorpe Milton Keynes
- 1, 2, 16, 31, 35-37, 41, 42, 46, 53, 56, 65, 76 & 78 Hartwell Road Hanslope Milton Keynes
- 4, 14, 24 & 59 High Street Hanslope Milton Keynes
- 13, 17, 51, & 59 High Street Hanslope Milton Keynes
- 53 High Street Stoke Goldington Newport Pagnell
- Old Orchard House 4, Mio Sogha 10, & Lea View House Higham Cross Road Hanslope
- Holiday Cottage 1 Holiday Lane Hanslope
- 30 Hyde Road Roade Northampton
- 14 & 15 Kitelee Close Hanslope Milton Keynes
- 1, 4, 6, 7, 9, 10, 16, 17, & 19 Lincoln Court Keswick Road Hanslope
- 4, 25 & 27 Keswick Road Hanslope Milton Keynes
- Asset Heritage Consulting Ltd Wolfson College Linton Road
- 6A, 17, 23, 24, 25, 27, 29, 32, 38, 40, 42, 44, 48, 50 & 56 Long Street Road Hanslope Milton Keynes
- 4 Manor Close Hanslope Milton Keynes
- Stafford House 2 Market Square Hanslope
- 1, 45 & 49 Newport Road Hanslope Milton Keynes

- 13 & 21 Nevill Close Hanslope Milton Keynes
- 74 Oakworth Avenue Broughton Milton Keynes
- 1 Otterburn Crescent Oakhill Milton Keynes
- 3, 4, 5 & 8 Rhymer Close Hanslope Milton Keynes
- 4 Saxon Close Hanslope Milton Keynes
- 61 Spring Lane Olney MK46 5BP
- 1A, 1B, 2 -11, 13, 19, 23 - 25, 28, 30, 36, 42, 44, 45, 46, 48, 52 & 54 St James Close Hanslope Milton Keynes
- 26 Stratford Road Roade Northants
- Forbes Barn, Littlewood View, & Pilgrims Cottage Tathall End Hanslope
- 67 Trevithick Court Lonsdale Wolverton
- 29 Wake Way Grange Park Northampton
- 4, 7, & 8 Warwick Road Hanslope Milton Keynes
- 12 Weavers End Hanslope Milton Keynes
- 8, 23, 47, 54, 55, 56, 74, 76, 86 & 102 Western Drive Hanslope Milton Keynes
- 1 – 4, 6 – 8, 10, 12, 14, 16 -18, 20, 22- 24, 35, 42, 44, 46, 48, 50 – 52, 54, 56, 58, 60, 62, 64, 66, 69, 70, 72, 75-77, 88-90, 93, 95, 95 & 98 Williams Close Hanslope Milton Keynes
- 3, 16 & 24 Winemar Close Hanslope Milton Keynes

In addition, site notices were posted and an advert placed in the newspaper to publicise the application.

- A3.31 303 representations of objection have been received which include the following points: Noted
- New housing should be provided in Milton Keynes rather than the open countryside; the application is contrary to the strategy for rural areas in the development plan and countryside guidance in the NPPF.
 - Proposal is contrary to the emerging Neighbourhood Plan

- A brownfield site should be used instead of this greenfield site.
- Unacceptable loss of open countryside.
- The development is not sustainable
- The character of the landscape and village would be damaged as the site is set on the edge of and forms an entrance to the village; the rural setting of the village would be lost.
- The striking/outstanding views from the village across the Tove Valley and views to the historic village centre would be diminished/lost.
- The proposal would be poorly integrated comprising a large wedge of suburbia.
- The proposal would not reflect the character of Long Street which has houses fronting the road.
- The proposal would spoil the village.
- The scheme is an overdevelopment of the site.
- Important to consider the cumulative impact of the development with other schemes in Hanslope and further afield. The application would combine with other recent developments to increase the number of dwellings in Hanslope by 30% which would have a major impact on the village.
- The proposal would turn Hanslope into a small town.
- Hanslope is unique as is made of three distinct settlements: Hanslope, Tathall End and Long Street. Development should not be allowed on land between these settlements to prevent them joining together and the loss of the separate, individual and historic character of each settlement.
- The submitted landscape assessment does not assess alternative sites.
- The Landscape Character Area Assessment seeks to resist built development in preference for agriculture.
- The open space is used for walkers and horse riders; the proposal would result in a loss of enjoyment of the countryside and a green

amenity.

- Agricultural land should be protected and an Agricultural Land Classification should support the application.
- Development of this sale would harm the setting of the Grade II listed Folly Farm House. The setting extends to the application site and there is a historical connection between the farmhouse and farmland. The development would remove its setting and cause significant views to and from the listed building to be lost with no alternative sites considered, resulting in very considerable harm.
- The buffer zone to the listed building is only proposed on drainage grounds.
- Details of the height of the proposed buildings should be provided to fully understand the impact on the setting of the listed building.
- The proposal would also harm the setting of the Grade I listed church when viewed from Higham Cross Road, footpaths across the site and land at Holly Folly Farm
- The fields are all heavy clay and drainage is poor, concerned flooding will be an issue.
- Loss of privacy and light to properties in Williams Close
- The number of homes would result in an unacceptable increase in local background noise, disturbance and pollution.
- There are parking issues in the locality including insufficient parking in Williams Close and around the local shops and schools.
- Long St Road is a 'rat run' between Milton Keynes and Northampton with large numbers of vehicles passing through the village.
- The road system in Hanslope is already inadequate with long queues of traffic which affects vehicle movements for local inhabitants; Hanslope needs a bypass
- The proposal would cause unacceptable levels of additional congestion and traffic with associated highway safety issues
- Most of the new vehicles would pass the primary school in the village

- Accidents are commonplace in the village and would be exacerbated by the proposal.
- The access would relate poorly to the new access for the 12 units opposite the site.
- Inadequate parking is proposed to serve the development.
- There is only limited public and other transport links in the village
- There is no pavement to that side of Long Street
- Cycling is not safe in and around Hanslope
- Concerned Williams Close may be used to access the new development
- Construction traffic will cause various issues including congestion and disturbance to residents
- The location of the proposed playground next to Long Street Road is dangerous
- Wildlife associated with the existing field would be lost and there is no net gain in wildlife
- The village infrastructure and facilities cannot accommodate the development
- Increasing the population of the village will increase the risk of crime and the proposal would specifically leave properties on Western Drive exposed to crime.
- The documents supporting the application contain errors.
- The development does not offer any benefits to the village
- The scheme does not cater for local housing need.